

Aelybryn, Pantygraigwen, Pontypridd, CF37 2RU
£192,500



- **Modern & Immaculate Throughout**
- **Characterful Property**
- **Spectacular Panoramic Views**
- **Modern Kitchen & Bathroom**
- **South-East Facing**
- **Ideal First Time Purchase**
- **New Roof 2023**
- **New Kitchen 2022**

Description...

James Douglas is delighted to welcome this beautifully presented three-bedroom terraced home to the market, situated in the ever-popular Pantygraigwen area of Pontypridd. Offering stylish and modern accommodation throughout, this fantastic freehold property has been extensively improved by the current owners, making it an ideal purchase for first-time buyers, growing families or anyone looking for a home ready to move straight into.

The property has benefitted from significant upgrades in recent years, including replacement UPVC double glazed windows and doors, a new roof and boiler, all installed approximately three years ago. The contemporary kitchen and bathroom were both renewed in 2022, while the attractive front garden was transformed last year with new paving, railings and fresh rendering, creating excellent kerb appeal from the outset.

The accommodation begins with a welcoming entrance porch leading into a spacious open-plan living and dining room, providing a bright and comfortable space to relax or entertain. To the rear is the modern fitted kitchen, complete with French doors opening directly onto the rear garden, allowing plenty of natural light to flood the room while creating a seamless connection between the indoor and outdoor living spaces.

The first floor offers three well-proportioned bedrooms, including two generous doubles and a good-sized single bedroom. The principal bedroom benefits from fitted wardrobes, while the sellers are also happy to leave the freestanding wardrobes in the second bedroom. Completing the first floor is a stylish family bathroom, finished to a high modern standard.

Externally, the property continues to impress. Steps lead to the front entrance where you'll find a smart front garden complemented by patio slabs and established shrubbery, while the elevated position enjoys truly breathtaking panoramic views across Pontypridd and the surrounding valleys. The north-east facing rear garden has been thoughtfully landscaped over three tiers, featuring patio seating areas, decking, a lawn, mature trees and shrubbery, along with a useful storage shed, creating a fantastic outdoor space to enjoy throughout the year.

Offering modern accommodation, spectacular views and a wealth of recent improvements, this exceptional home is sure to attract strong interest. Further benefits include Council Tax Band B and EPC: TBC. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Accommodation...

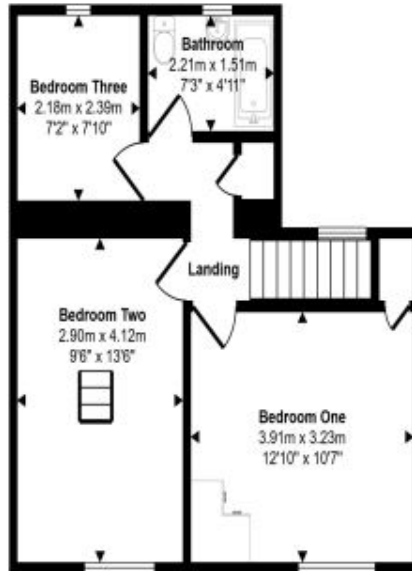
- Entrance Porch
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions



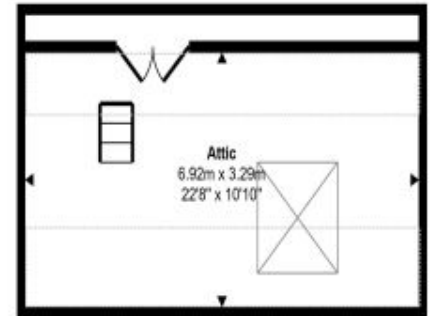


Floorplan

Approx Gross Internal Area
113 sq m / 1219 sq ft



First Floor
Approx 42 sq m / 453 sq ft



Second Floor
Approx 26 sq m / 281 sq ft

Ground Floor
Approx 45 sq m / 485 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		